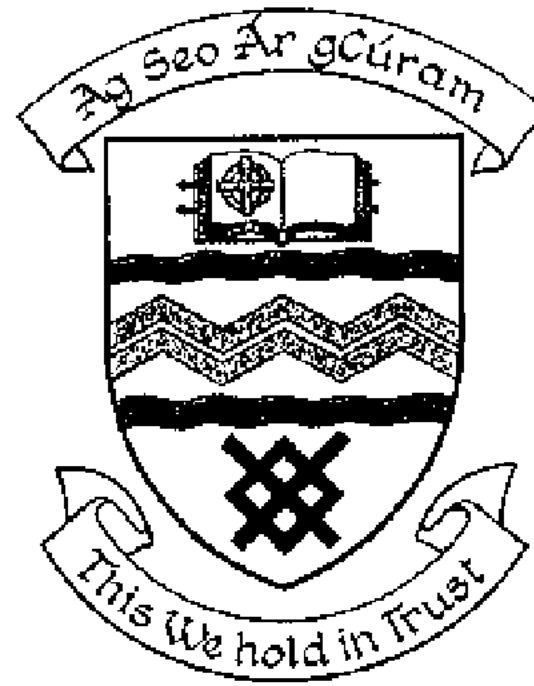


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0647	
1. Location	Piperstown, Bohernabreena, Co. Dublin.		
2. Development	Demolition of existing habitable house and replacement with new single storey house and septic tank.		
3. Date of Application	21/09/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/11/1998 2.	1. 02/12/1998 2.
4. Submitted by	Name: McCrossan O'Rourke Architects, Address: 12 Richmond Row, Portobello,		
5. Applicant	Name: John Collins, Address: 10 Lissadel Avenue, Drimnagh, Dublin 12.		
6. Decision	O.C.M. No. 0176  Date 29/01/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement                      Compensation                      Purchase Notice			
12. Revocation or Amendment			
13. E.I.S. Requested                      E.I.S. Received                      E.I.S. Appeal			
14. .... Registrar                      Date                      Receipt No.			

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
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**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
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NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0176	Date of Decision 29/01/1999
Register Reference S98A/0647	Date: 21/09/1998

Applicant John Collins,

Development Demolition of existing habitable house and replacement with  
new single storey house and septic tank.

Location Piperstown, Bohernabreena, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 19/11/1998 /02/12/1998

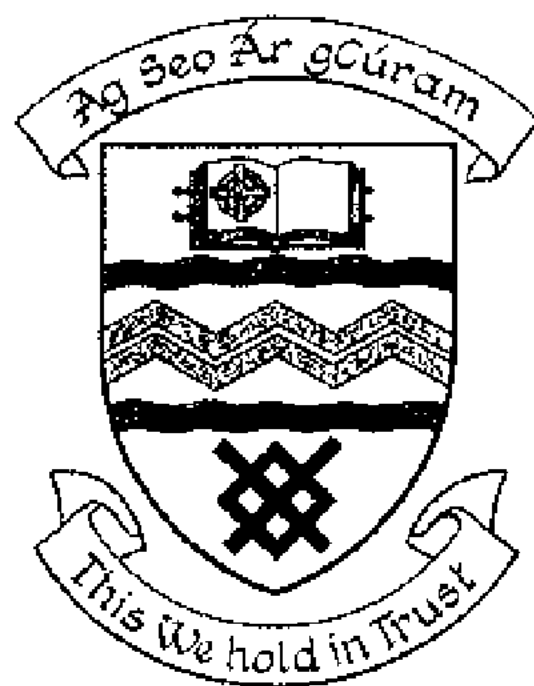
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions ( 8 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... 29/01/1999  
for SENIOR ADMINISTRATIVE OFFICER

McCrossan O'Rourke Architects,  
12 Richmond Row,  
Portobello,  
Dublin 8.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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REG REF. S98A/0647

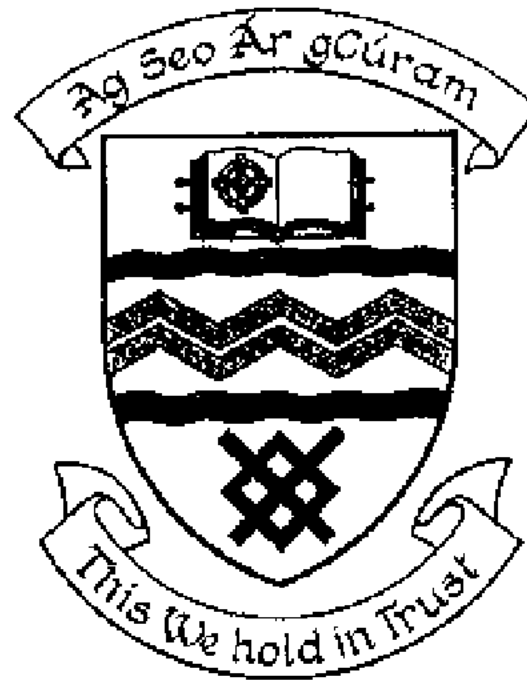
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by additional information received by the Planning Authority on 02/12/98, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 The proposed dwelling shall first be occupied by the applicant or by a member of the applicant's immediate family.  
REASON:  
In the interest of the proper planning and development of the area.
- 3 The boundary from the access westwards to the bend in the road shall be set back 3m from the carriageway edge. Area between the new boundary and the edge of the carriageway shall be levelled and grassed to County Council standards.  
REASON:  
In the interest of public safety and the proper planning and development of the area.
- 4 That the proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 5 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.  
REASON:  
To protect the amenities of the area.
- 6 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

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REG. REF. S98A/0647

REASON:

In the interest of amenity.

- 7 That the dwelling house shall not be occupied until all the services are connected thereto and are operational.

REASON:

In the interest of the proper planning and development of the area.

- 8 The provision of a septic tank drainage system shall be in accordance with the standards set out in the document entitled S.R.5:1991 "Septic Tank Systems, Recommendations for Domestic Effluent Treatment and Disposal from a Single Dwelling House", published by Eolas in 1991.

REASON:

In the interest of public health.

**SOUTH DUBLIN COUNTY COUNCIL**  
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**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

<b>Decision Order Number</b> 2313	<b>Date of Decision</b> 18/11/98
<b>Register Reference</b> S98A/0647	<b>Date</b> 21st September 1998

**Applicant** John Collins,  
**Development** Demolition of existing habitable house and replacement with new single storey house and septic tank.

**Location** Piperstown, Bohernabreena, Co. Dublin.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 21/09/98 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The proposed development involves the replacement of a habitable dwelling. The current Development Plan states at paragraph 3.3.10 that "In considering applications for replacement dwellings the Planning Authority will expect in the case of vacant premises confirmation that it was last used as a dwelling and that there is a genuine need of replacement". In this regard, the applicant is requested to indicate when the dwelling in question was last used as habitable accommodation and to submit details regarding the most recent occupants of the dwelling if not the applicant, and their relationship to the applicant. The applicant is also requested to submit evidence which would demonstrate a genuine need to replace the subject dwelling.

signed on behalf of South Dublin County Council  
McCrossan O'Rourke Architects,  
12 Richmond Row,  
Portobello,  
Dublin 8.

SOUTH DUBLIN COUNTY COUNCIL  
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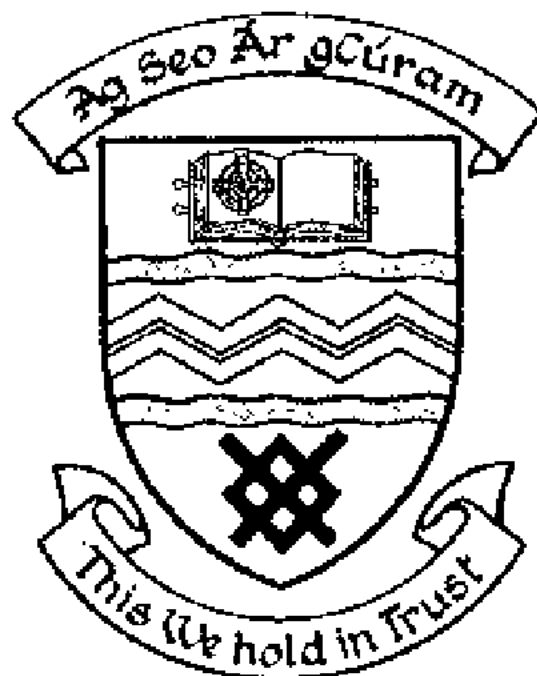
REG REF. S98A/0647

*MF*  
.....  
for Senior Administrative Officer

19/11/98

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0647	
1. Location	Piperstown, Bohernabreena, Co. Dublin.		
2. Development	Demolition of existing habitable house and replacement with new single storey house and septic tank.		
3. Date of Application	21/09/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/11/1998 2.	1. 02/12/1998 2.
4. Submitted by	Name: McCrossan O'Rourke Architects, Address: 12 Richmond Row, Portobello,		
5. Applicant	Name: John Collins, Address: 10 Lissadel Avenue, Drimnagh, Dublin 12.		
6. Decision	O.C.M. No. 0176  Date 29/01/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 494  Date 11/03/1999	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. .... Registrar	..... Date	..... Receipt No.	

SOUTH DUBLIN COUNTY COUNCIL  
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Telephone: 01-414 9230  
Fax: 01-414 9104

McCrossan O'Rourke Architects,  
12 Richmond Row,  
Portobello,  
Dublin 8.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Final Grant Order Number 494	Date of Final Grant 11/03/1999
Decision Order Number 0176	Date of Decision 29/01/1999
Register Reference S98A/0647	Date 2nd December 1998

**Applicant** John Collins,

**Development** Demolition of existing habitable house and replacement with new single storey house and septic tank.

**Location** Piperstown, Bohernabreena, Co. Dublin.

**Floor Area** 0.00 Sq Metres

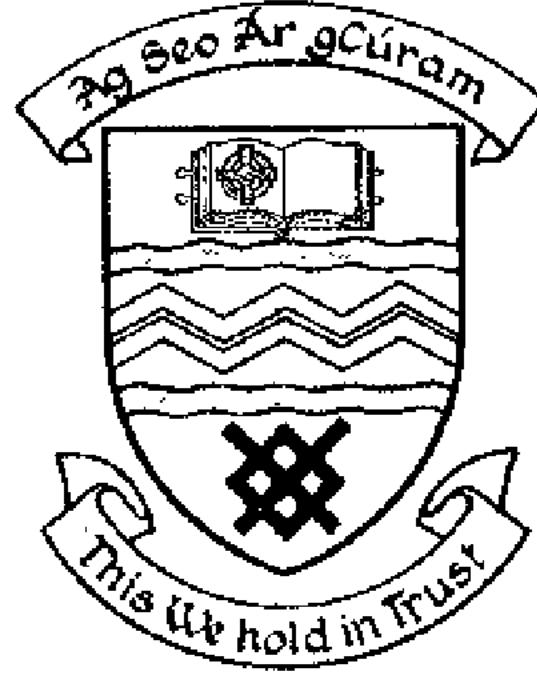
**Time extension(s) up to and including**

**Additional Information Requested/Received** 19/11/1998 /02/12/1998

A Permission has been granted for the development described above,  
subject to the following (8) Conditions.



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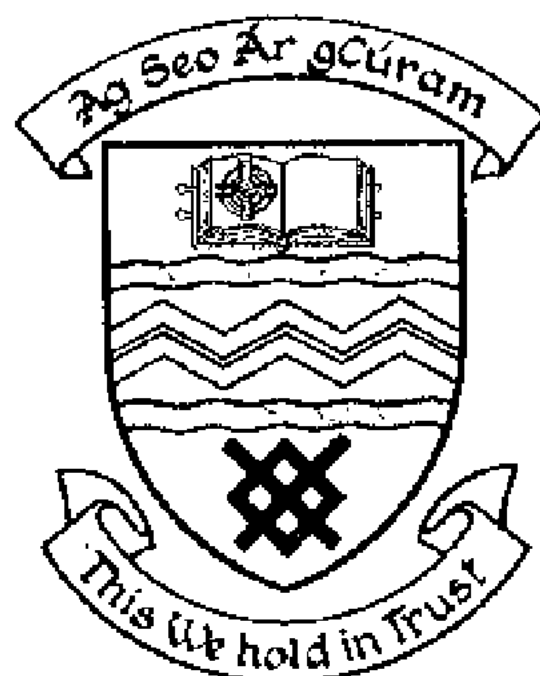
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**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by additional information received by the Planning Authority on 02/12/98, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 The proposed dwelling shall first be occupied by the applicant or by a member of the applicant's immediate family.  
REASON:  
In the interest of the proper planning and development of the area.
- 3 The boundary from the access westwards to the bend in the road shall be set back 3m from the carriageway edge. Area between the new boundary and the edge of the carriageway shall be levelled and grassed to County Council standards.  
REASON:  
In the interest of public safety and the proper planning and development of the area.
- 4 That the proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 5 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.  
REASON:  
To protect the amenities of the area.
- 6 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.  
REASON:  
In the interest of amenity.
- 7 That the dwelling house shall not be occupied until all the services are connected thereto and are operational.  
REASON:

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In the interest of the proper planning and development of the area.

- 8 The provision of a septic tank drainage system shall be in accordance with the standards set out in the document entitled S.R.5:1991 "Septic Tank Systems, Recommendations for Domestic Effluent Treatment and Disposal from a Single Dwelling House", published by Eolas in 1991.

REASON:

In the interest of public health.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

*G. Allen Seely* 15<sup>th</sup> March 1999  
for SENIOR ADMINISTRATIVE OFFICER